

CARMEL PLAN COMMISSION SPECIAL STUDIES COMMITTEE

DEPARTMENT REPORT

March 30, 2004

2. Docket No. 163-03 DP (#030100015)

**Carmel Science & Technology Park, Lots 11B & 11C:
Congressional Flex Space- Development Plan**

The applicant seeks to construct two buildings. The site is located at southwest 122nd St & Congressional Blvd. The site is zoned M-3/Manufacturing.

Filed by Mila Slepaya of Mid-States Engineering.

This item was tabled after the January meeting. Please see the revised information booklet prepared by the applicant. This was distributed with the meeting agenda. The proposal now calls for three building on the site as opposed to the original proposal that called for two.

The following items are those that the applicant was asked to address prior too the revisions:

1. Architecture:
Greater architectural detail should be applied to the south elevation of the building located in the southeast corner of the site due to its high level of visibility along Congressional Boulevard to the south.
2. Signage:
Please provide greater detail on the style of proposed wall signage for tenants (type of letter, color, etc.). The Department is not in favor of white face letters with green returns. A single color should be selected.
3. Lighting:
Please provide a cut sheet of the proposed fixtures, both pole lights and ground mounted up-lights. Full cut-off lights should be used. The plans do not specify full visors on the ground-mounted lights. This is something the Department requested. Optics should be selected for the Lexington lights to direct the light onto the site and limit offsite glare.

The Department recommends that the Special Studies Committee forward this item back to the full Plan Commission after all comments and concerns are addressed.

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3. Docket No. 198-03 ADLS (#03120015): Greyhound Commons, Phase II

The applicant seeks approval build a restaurant building. The site is located at the southwest corner of Greyhound Pass and E. 146th Street. The site is zoned PUD. Filed by Paul Reis of Drewry Simmons Pitts & Vornehm for Kite Greyhound, LLC.

The applicant is requesting approval of an ADLS for the construction of a restaurant. Please see the revised informational packet enclosed with this report.

The following items are those that require additional discussion:

1. Design: The elevations of the building have been revised. They were upgraded to provide additional detailing on all sides. The applicant will distribute revised color elevations at the meeting.
2. The applicant will need variance approval to construct at the proposed height. The PUD requires a minimum height of 30'. The Plan Commission needs to determine if the proposed height is Architecturally compatible within the overall building design and intent of the PUD. The current design illustrates façade walls approximately 3-4 feet lower than the design previously seen by the Commission. Screen walls beyond the façade are now used to screen rooftop-mounted equipment. At a minimum these should be designed to be complimentary to the overall building design. If that cannot be achieved the façade wall should be raised to the height of the equipment (at a minimum).
3. As requested, the applicant provided photos of similar building constructed for Abuelo's with this design and material samples for review by the Commission.
4. Signage: There remains the need for the applicant to provide the Commission with more detail regarding the color, style, and illumination of the proposed wall signs. The Department will not support variances requesting larger signs than permitted by ordinance. In addition the ordinance requires all signage to be white. The petitioner was asked to provide building elevations displaying the size of signage permitted by ordinance for discussion at committee. These will be presented at the meeting. A request should also be made by the applicant to withdraw to variance requests made for size and color of the proposed signs. The department has concern about the appearance of the west façade of the building in regard to the proportion of the sign relating to other design elements.

The Department recommends that the Special Studies Committee forward this item to the full Plan Commission after all questions and concerns have been addressed.

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4. Docket No. 04010002 DP/ADLS - Mike's Express Carwash

The applicant seeks to construct a new carwash facility. The site is located at 1250 S Range Line Road. The site is zoned I-1/Industrial.

Filed by Charlie Frankenberger of Nelson & Frankenberger.

The applicant is requesting approval of a Development Plan and ADLS for the construction of a Mike's Car Wash facility. Please see the revised information packet enclosed with this report.

Comments and concerns noted at the public hearing and committee include the following: Prohibiting stuffed animals displays, not allowing signage on trashcans or windows. Working with the Department to revise the building design was of great importance. The exclusion of extraneous signage (including flags, banners, stuffed animals, etc.) should be addressed by commitment related to the application for variance relief.

Staff concerns:

1. Design: The Department has spent a considerable amount of time reviewing the building design and site layout since the last committee meeting. Mike's building design has changed considerably. It now respects the local community character of the area complimenting among other things the proposed Monon pedestrian bridge just to the west of the proposed site. A rendering will be distributed at the meeting. Continued discussion needs to occur at the committee meeting to come up with a building design that enhances the Range Line Corridor in order to maintain a sense of place for the community. The design of the building should be reviewed point by point at the meeting to determine conformance with the suggested modifications.
2. Signage: The applicant is proposing signage that is closer to being in compliance with today's standards than the existing signs. Variances for the reader boards will be reduced by compliance with the size requirement and revisions have been made to the sign design to make it more compatible with the building characteristics.

The Department recommends that the Special Studies Committee forward this item back to the full Plan Commission after all comments and concerns are addressed.

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5. Docket No. 04010024 Z: Steckley Rezone (Guilford Reserve PUD)

The applicant seeks to Rezone approximately 5 acres from B-6/Business to PUD/Planned Unit Development. The site is located at 1011 S. Guilford Road.

Filed by David Klain of Crawford Development, LLC.

The applicant is requesting a favorable recommendation from the Plan Commission to rezone the subject property from the existing B-6/Business classification to PUD/Planned Unit Development. Please see the information packet for an overview of the proposal.

The Public Hearing for this item was conducted on March 16th. Comments made at the time include the following:

1. Request from owner to north to see fence/additional buffer and concern relating to his well water.
2. Request to see more information on visitor parking
3. Request to see more architectural articulation on sides and garage side of buildings specifically where they will be visible from street and adjoining properties.
4. Request to see a more realistic view of what is proposed (architectural elevations).

Background:

The applicant has provided a proposed site layout and building elevations. As referenced in the language of the PUD these represent a commitment to construct the site in the illustrated manner (architectural materials, landscaping, etc.)

To that end the applicant has been very responsive to requests made regarding the layout of the site including the parking layout being screened from the street. This proposal provides a guide for future development in the area and establishes a unique identity for this parcel and a benchmark for other underdeveloped real estate along Guilford and 116th Street adjacent to this site. This applicant has been responsive to the consistent message sent to prospective owners and developers in the area of the desire to see characteristics exemplified within the subject proposal extended throughout the area.

The area north of 116th Street and west of Guilford Road is planned for future commercial uses under the Comprehensive Plan. The subject property was previously rezoned to allow a nursing facility. More intense residential is viewed as compatible in this area. The Department encourages a mix of residential and commercial uses along this segment of Guilford Road.

The Department recommends that the Special Studies Committee forward this item back to the full Plan Commission after all comments and concerns are addressed.

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6. Docket No. 04020008 ADLS: Main & Guilford Plaza - ADLS

The applicant seeks approval for a retail building with parking. The site is located 811 W Main Street. The site is zoned OM/MF- Old Meridian/Multifamily (pending rezoning). Filed by Joe Calderon of Ice Miller for Main & Guilford Plaza, LLC.

The applicant is requesting approval of an ADLS for the construction of a multi-tenant commercial building at the southwest corner of West Main Street and Guilford Road. Please see the informational packet prepared by the applicant for an overview of the site as well as building elevations. No comments were made at the Plan Commission meeting on March 16th that need further discussion at the committee level.

This The Department recommends that the Special Studies Committee forward this item back to the full Plan Commission after all comments and concerns are addressed.

Background:

Both development standards and a use variance request have been submitted concerning signage, setbacks, and the proposed automobile repair use of the property. The department is in support of relief necessary to allow this development to proceed. In addition, on this same agenda, there is a rezone request that includes this property. The proposed rezoning will allow the commercial development of the real estate as opposed to strictly multi-family as the zoning would currently allow. The merits of the rezone will be addressed under that separate proposal but is worth addressing as part of this item due to the relationship in what the City is attempting to encourage in the way of design and intensity of development within the Old Meridian zones.

This item was presented at the February TAC meeting. One unresolved issue is verification with the Carmel Engineering Department that the proposed grade of the building will reasonably allow for future improvements at the intersection that tentatively calls for a boulevard style of design with buildings pulled up to the sidewalk.

The Department can not spend enough time expressing how encouraged we are about the effort the petitioner has put forward in designing a building that not only meets but exceeds our expectations for development within the Old Meridian area. The applicant had an auto repair facility at the southeast corner of Old Meridian and West Main that was closed in advance of the pending road improvements along the Old Meridian corridor and wanted to stay in the area. The applicant came to us several months ago to discuss his opportunities and learn what the vision was for the Old Meridian Area. His return was a catalyst for our proceeding with the rezone and better positioning the area for the type of development portrayed within the applicant's information packet.

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7. Docket No. 040100025 DP/ADLS: 630 - North Range Line Office Building

The applicant seeks approval for an office building with parking. The site is located 630 N Range Line Rd. The site is zoned B-5/Business within the Old Town Overlay, Historic Range Line Sub-area.

Filed by Dave Barnes of Weihe Engineers.

The applicant is requesting approval of a Development Plan and ADLS for the construction of a multi-tenant commercial building in Old Towne. Please see the informational packet prepared by the applicant for an overview of the site as well as building elevations.

A request was made at the Plan Commission to see color elevations of all sides of the building presented at the committee meeting.

This The Department recommends that the Special Studies Committee forward this item back to the full Plan Commission after all comments and concerns are addressed.

Background:

The building design meets the requirements for new construction in the Historic Range Line Road Sub-Area as designated in the Old Towne District Overlay. The Department requests that the applicant provide the Commission with material and color samples at the meeting as a supplement to the submitted renderings.

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8. Docket No. 040100026 DP/ADLS: Century 21- Alexander

The applicant seeks approval for an office building with parking. The site is located 1141 Michigan Road. The site is zoned S-1/Residence (pending business rezone approval). Filed by David Warshauer of Barnes & Thornburg for Mr. & Mrs. Alexander.

As the commission may recall this property was the subject of a recent Rezone request. The rezone is currently being considered by the City Council. The Department anticipates approval of the rezone prior to final action by the Plan Commission. Please refer to the informational packet submitted by the applicant with the agenda for the March 16th Plan Commission meeting.

The Department has one remaining concern regarding the proposed sign. The department has asked the applicant to modify the proposed sign to better reflect the residential character of the site. The proposed sign relates in no way to the character of the other improvements on the site. The Department is not in favor an illuminated monolith standing out in the front yard. The design needs to be modified to blend in with the site. These concerns were reiterated by Commission members at the March 16th meeting.

A revised sign rendering will be presented to the committee for review at the meeting.

This The Department recommends that the Special Studies Committee forward this item back to the full Plan Commission after all comments and concerns are addressed.

Background:

The applicant is proposing to convert an existing residence at 11411 North Michigan Road to an office use with limited exterior modifications to the site at this time as was illustrated by the applicant at the time of the Rezone request. At some point in the future the site may be redeveloped and that future development would come back to the Plan Commission as a public hearing and would also have to conform to the covenants and restrictions agreed to by the applicant as part of their negotiations with the neighbors.

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9. Docket No. 0403008 ADLS Amend: Tranquility Touch

The applicant seeks approval for a wall sign. The site is located at 14 S Range Line Rd. The site is zoned B-2/Business within the Old Town Overlay, Main Street Sub area. Filed by Timothy Williams of Tranquility Touch, Inc.

The applicant is requesting ADLS Amendment approval of a wall sign. Please see informational packet distributed with the agenda for this committee meetings.

The sign is of a box style with the panel to be replaced by the new tenant. The Department is not in favor of box style signs. This location is highly visible and a change in sign style may be appropriate at this time. A flush mounted signboard, externally illuminated, would be closer to the character reflected the Main Street area.

The Department recommends that the Special Studies Committee approve the request after all comments and concerns have been addressed.

Note: The item only requires approval by the Special Studies Committee.

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- 10. Docket No. 0403015 ADLS Amend: West Carmel Center, Blk D, Lot 3- Applebee's**
The applicant seeks approval for two wall signs. The site is located at 10325 N Michigan Road. The site is zoned B-3/Business within the US 421/Michigan Rd Overlay Zone. Filed by Phil Barnard of Sign Craft Industries.

The applicant is requesting ADLS Amendment approval of two additional wall signs. Please see informational packet distributed with the agenda.

The Department is not in favor of this request. The applicant has already requested and received variance approval for two more signs than permitted by ordinance. Additional variance approval would be necessary to allow the additional signs.

With that said the item is in front of the Committee for design review. No exposed neon should be approved. The location of the building façade should be considered. The window is not a preferred location. In addition the sign size is of considerable concern. The applicant should choose between the approved wall signage and these two proposed signs.

The committee could approve the application subject to the removal of the existing wall signage. That would allow the applicant to choose which sign is more important to the business without cluttering the site with additional signs.

The Department recommends that the Special Studies Committee approve the request after all comments and concerns have been addressed.

Note: The item only requires approval by the Special Studies Committee.

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11. Docket No. 0403016 ADLS Amend: Ballantrae Subdivision

The applicant seeks approval for yard lights and an entrance wall to the subdivision. The site is located south west of 146th Street and Spring Mill Road. The site is zoned S-1. Filed by Jim Shinaver of Nelson & Frankenberger for Ballantrae Development, LLC.

The applicant is requesting ADLS Amendment approval of an entry wall and lighting for the Ballantrae Subdivision. Please see informational packet distributed with the agenda. This proposal requires committee review due to the fact that the proposed entry has changed form that proposed at the time of Primary Plat approval.

The Department has no outstanding issue with this request.

The Department recommends that the Special Studies Committee approve the request after all comments and concerns have been addressed.

Note: The item only requires approval by the Special Studies Committee.

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12. Docket No. 0403017 ADLS Amend: Bauer Commercial Park - SBC

The applicant seeks approval for a wall and ground sign. The site is located at 4160 E 96th Street.

The site is zoned B-3/Business. Filed by Ron Moenter of Moenter Signs.

The applicant is requesting ADLS Amendment approval of a ground sign and entry identification on the building. Please see informational packet distributed with the meeting agenda.

This site is zoned B-3 and along 95th Street requiring ADLS Amendment for new signage. The entry identification on the building is less than three square feet in area allowing it to be approved by the Committee without consideration by the BZA as an additional sign.

The applicant has made all requested changes to the proposal made by the department including enclosing the sides of the sign with material consistent with the sign face and reducing the area of the entry identification to be less than three square feet in area. The Department has no additional concerns regarding this request.

The Department recommends that the Special Studies Committee approve the request after all comments and concerns have been addressed.

Note: The item only requires approval by the Special Studies Committee.

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13. Docket No. 04030026 ADLS Amend: Clay Terrace, Bldg E-2 -ADLS Amendment

The applicant seeks approval for a retail building. The site is located at 14250 Clay Terrace Boulevard. The site is zoned PUD/Planned Unit Development.
Filed by Frederick Simmons of Simmons & Simmons Associates.

The applicant is requesting ADLS Amendment approval of an approved building design. Please see informational packet distributed with the agenda. As the committee may recall this building was one of a number of buildings in Clay Terrace that received ADLS approval last year. The proposed changes, while minimal, require committee approval.

The Department requests the applicant provide renderings to the committee of the approved building elevations for comparison.

The Department recommends that the Special Studies Committee approve the request after all comments and concerns have been addressed.

Note: The item only requires approval by the Special Studies Committee.

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14. Docket No. 04030027 ADLS Amend: Clay Terrace, Dick's Sporting Goods

The applicant seeks approval for an amended sign package. The site is located at 14250 Clay Terrace Boulevard. The site is zoned PUD/Planned Unit Development.

Filed by Paul Reis of Drewry Simmons Pitts & Vornehm.

The applicant is requesting ADLS Amendment approval of three wall signs. Please see informational packet distributed with the agenda. As the committee may recall signage had not been determined at the time ADLS approval was granted for the construction of this building. The applicant returns now for sign approval.

The Department requests the applicant provide renderings to the committee of the approved building elevations for comparison.

The Department recommends that the Special Studies Committee approve the request after all comments and concerns have been addressed.

Note: The item only requires approval by the Special Studies Committee.

CARMEL PLAN COMMISSION SUBDIVISION COMMITTEE

DEPARTMENT REPORT

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1. Docket No. 04010022 PP: Stanford Park (formerly Burlingame)

The applicant seeks to plat a residential subdivision of approximately 224 lots. The petitioner also seeks the following subdivision waiver:

Docket No. 04010023a SW SCO 6.5.1 minimum lot frontage

The site is located on Shelborne Rd, just north of West 131st Street. The site is zoned both R-4 /Residence and R-2/Residence.

Filed by Steve Pittman for PPV, LLC.

This item was presented to the Plan Commission on March 16th. Issues raised by the public related to the review of the Primary Plat include the following:

1. Desire to see added buffer along north property line.
2. Traffic exiting out onto Shelborne Road.
3. Request to see numbers provided regarding the density of the proposed subdivision.
4. Other issues were raised but relate to the ball fields, the BZA will review this.

The following items remain unresolved with the Department. If we do not have resolution to this issue prior to the committee meeting the Department will request the committee table the item until the May 6th meeting date:

1. The entrance layouts along Shelborne Road as they relate to compliance with the Thoroughfare Plan and required roadway improvements along the property frontage.
2. The level of credit for existing trees along the perimeter prior to presenting a final site-landscaping layout for review by the committee.

The Department recommends that this item be forwarded back to the full Plan Commission after all comments and concerns are addressed.

Background:

The applicant is proposing an approximately 76-acre neighborhood to accommodate the development of 78 Townhome units within 14 buildings, 210 single-family lots, and three ball fields for the Carmel Dads' Club. The applicant has provided an information packet including the proposed Primary Plat that is consistent with the layout presented at the time of the rezone request.

The applicant provided commitments to clarify the proposed layout of the property (see enclosed in information packet) along with designs for the buildings and proposed uses pursuant to the rezone.

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3. Docket No. 04010027 OA:

Proposed Chapter 23F: Range Line Road /Carmel Drive Overlay Zone

The petitioner seeks to add new provisions regarding development standards for properties along portions of Range Line Road and Carmel Drive to the Zoning Ordinance. Filed by the Department of Community Services.

This is the second committee meeting held to discuss this topic. Issues to review at the meeting include:

1. Non conforming use chapter of ordinance
2. Hearing officer process
3. Aerial of area impacted

The Department recommends that this item be forwarded back to the full Plan Commission after all comments and concerns are addressed.

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4. Docket No. 04020004 OA

Amend Sections 6.03.19, 6.03.24, and 6.03.25: Alley & Frontage Place

The petitioner seeks to add amend sections of the Subdivision Control Ordinance regarding.

Filed by the Department of Community Services.

Please refer to the information packet provided last month by the department. A verbal presentation will be made by the Department at the meeting addressing any remaining questions.

This ordinance amendment refers to the requirements that residences on lots abutting thoroughfares derive vehicular access by means of alleys or frontage places. This ordinance will allow for subdivision design that will not flood the major roads with multiple points vehicular of access. Instead, the traffic movement will occur within the subdivision with controlled entry points onto major roads will be had.

The Department recommends that this item be forwarded back to the full Plan Commission after all comments and concerns are addressed.

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5. Docket No. 150-02b OA:

Amendments to the Carmel/Clay Zoning Ordinance – Patch #4

The petitioner seeks to add new provisions to and make several corrective amendments to the Zoning Ordinance.

Filed by the Department of Community Services.

Please refer to the information packet provided by the department prior to the public hearing. In addition there is a revised copy contained within this transmittal.

Also enclosed please find a summary sheet and table of contents as proposed.

A verbal presentation will be made by the Department at the meeting addressing both items prior to the items being forwarded to committee for review in further detail.

The Department recommends that this item be forwarded back to the full Plan Commission after all comments and concerns are addressed.

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6. Docket No. 04020030 Z: Old Meridian/Mixed Use Rezone

The applicant seeks to Rezone 12 parcels to OM/MU- Old Meridian Mixed Use in the Old Meridian District. The parcels are generally located on the north and south sides of Main Street between Guilford Road and Ole Meridian Street.

Filed by Carmel Department of Community Services.

Please refer to the information packets provided by the department prior to the public hearing. This included a map of the proposed rezone area along with a copy of the Comprehensive Plan language addressing the mixed-use area.

There were no comments made by the Public or Commission members at the March 16th Public Hearing.

A verbal presentation will be made by the Department at the meeting addressing both items prior to the items being forwarded to committee for review in further detail.

The Department recommends that this item be forwarded back to the full Plan Commission after all comments and concerns are addressed.